

TO LET



samuel estates
Lettings & Sales

Vista House, London SW19 2RY

£1,700.00 PCM

 **1**

 **1**

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A modern and light one double bedroom apartment situated within the highly popular Vista House, part of the Abbey Mills development just minutes from the Northern Line at Colliers Wood station.

The property comprises of a spacious open-plan kitchen/ reception room, a good sized double bedroom, a modern three piece family bathroom and a private balcony. Abbey Mills benefits from a David Lloyds health gym (fees Apply) a weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Great retail shopping with many high street names in the Tandem Centre including Boots, Next and a Starbucks Coffee Store. The Sainsbury Hypermarket and Marks & Spencer is just a two minutes away.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

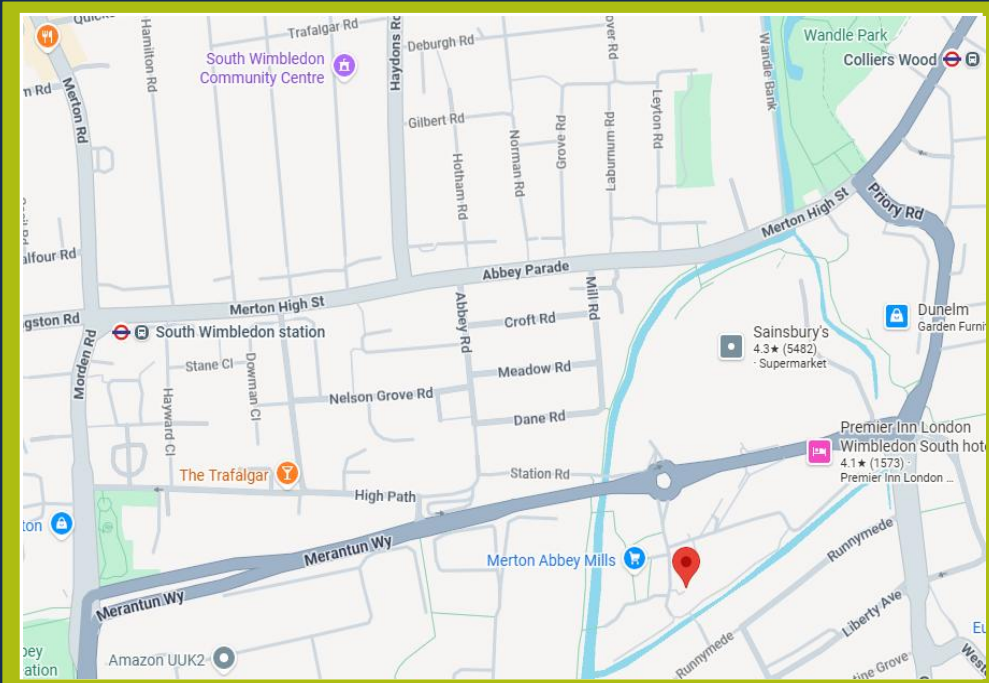
Date Available – 18/08/2026

Holding deposit amount – £412.20

Security Deposit amount (Five weeks rent) – £2,076.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Apartment (Purpose Build)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Fibre to cabinet



Mobile Signal

Good coverage



Flood Risk

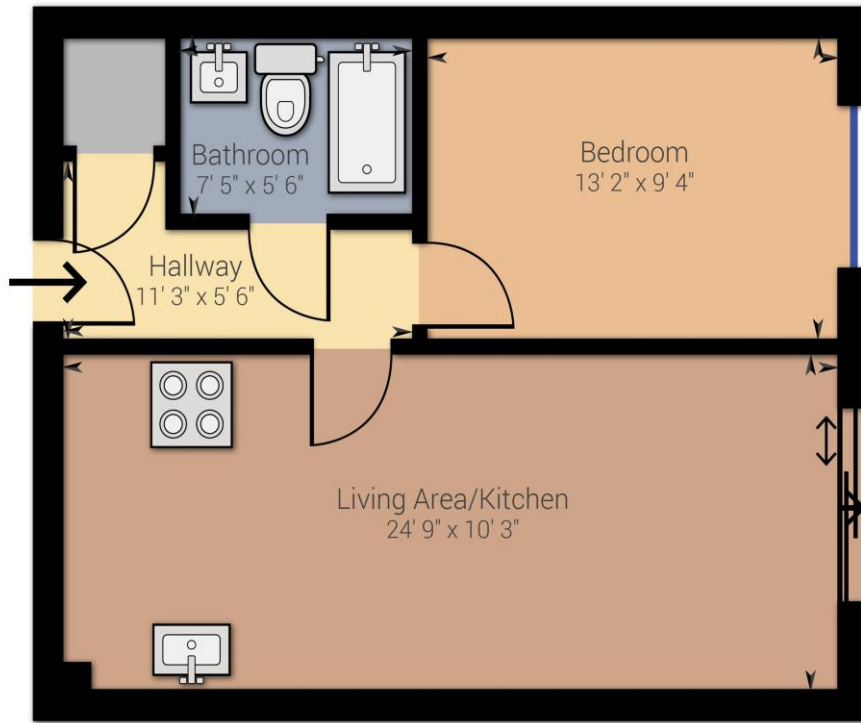
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Address: Vista House, SW19

Approximate net internal area: 492.85 ft² / 45.79 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C	79	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

